



Streamlining – Concept to Occupancy





Streamlining Initiative

- County Executive, Council President, PHED Chair and MNCPPC announcement
- Cumbersome Process – Addressed implementable changes; Did not address structure of government
- Maintain attractiveness to major business prospects
- Tenant fit-outs and ability to get up and running

and inconsistencies

Agency Players

- MNCPPC – bi- county state planning agency w/ planning, transportation and environmental review staff
- MCDPS -- one stop shop permitting
- MCDFRS
- MCDOT
- MCDEP
- OZAH
- Board of Appeals
- County Council
- WSSC
- MD SHA

Transparency

- Press Release announcing initiative
- Website – comments from public forum, survey, and roundtable available for public to view
- Reports (draft and final) will be posted on web site

Stakeholders

- Architects
- Attorneys
- Builders
- Civic Association Members
- Community Association Members
- Contractors
- Developers
- Engineers
- Environmental Organization Members
- Government Agency Staff Members
- Utility Staff
- Licensed Design Professionals
- Permit Expeditors
- Realtors

Information Gathering

- 2 Public Forums
- Survey
- Web Site – Stakeholder Comments

Issue Identification and Solution Development

- Issue Categories Identified by Agencies
- Roundtable – brainstormed solutions to issues
- 7 work groups discussed feasibility of roundtable recommendations, cost savings and consensus among agencies for each solution;
- Identified implementation dates for solutions
- Created table for draft report.

- Draft Report
- issues were sorted into 9 broad categories – 67 distinct areas and suggestions were identified
- Some suggestions are already being implemented; others require approval or legislation
- Structural organization changes were not pursued for discussion

Issue Categories

1. Bonds
2. Building Permits
3. Environment; Storm Water and Sediment Control Permits
4. Pre- Development Review Committee, Development Review Committee, Pre- Preliminary Plan, Preliminary Plan, Site Plan, Montgomery County Planning Board Resolutions

Issue Categories – Continued

- 5. Record Plats
- 6. Right of Way Permits
- 7. Special Exceptions
- 8. Transportation and Utilities
- 9. Washington Suburban Sanitary Commission (WSSC)

Areas identified for process improvements

- ✓ Process metrics for all agencies with shortened review times – permits, record plats
- ✓ Revamp development review process to provide for better communication and proactive v. reactive issue resolution
- ✓ Accountability
- ✓ Transfer and/or elimination of certain review
 - ✓ SF residential small lots
 - ✓ Historic preservation
 - ✓ SPA post-completion monitoring with fee in lieu

Areas identified for process improvements – cont.

- ✓ Increase staffing
- ✓ Update environmental guidelines to distinguish urban v. suburban
- ✓ Publish approved ESD technologies
- ✓ Adopt guidelines for use of ESD techniques in ROW
- ✓ Adopt commonly approved deviations from road design standards
- ✓ Convene certain workgroups – evaluate Special Protection Areas
- ✓ Create process for Field Supervisor to approve minor field changes

Areas identified for process improvements – cont.

- ✓ Plats – revise general notes; allow for single general notes page for multi- page plats
- ✓ Public Improvement Easements – create uniform terms to be recorded in Land Records for plat reference
- ✓ Special Exceptions – allow project to proceed at risk; increase number of SE uses that can be determined by OZAH; eliminate PB review for more SE uses

Areas identified for process improvements cont.

- ✓ Transportation – complete and publish Context Sensitive Design Road Code standards; Lead agency review
- ✓ WSSC – increase permit releases

Continuing challenges

- ❑ Government structure
- ❑ Disconnect between master plans and current laws and processes

Game Changers

- ❖ Electronic plans reviews
- ❖ Zoning Code rewrite



Next Steps

- ▶ Quantify savings with industry through CPM schedules and cost estimates
- ▶ Brief stakeholders and public officials
- ▶ Finalize Report and obtain authorization and sponsorship of items requiring legislation
- ▶ Oversight